

**Historic District Review Committee  
Staff Report  
Date of Meeting: April 9, 2012  
CAPP 2012-0004  
Historic District: Goose Creek  
Project Planner: Lauren Murphy**

**Action Item**

**CAPP 2012-0004: Robert and Jarunee McMaster, New Residential Construction in the Goose Creek Historic District. PIN # 455-30-2467**

**Background**

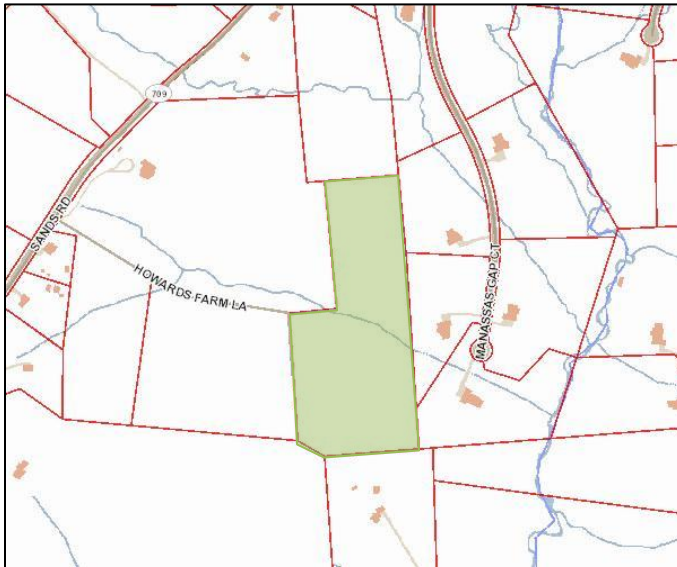


Figure 1: Subject Property, Lot 5, Meadow View Farm Family Subdivision

The subject property is approximately 10 acres located at the terminus of Howards Farm Lane (private road) which intersects with Sands Road. The subject property is located in the Meadow View Farm family subdivision. The HDRC approved a CAPP for lot 5 of this subdivision in 2002 (CAPP 2002-0016).

The HDRC deferred action on this application at the March 2012 meeting at the request of the applicant's architect. The applicant has submitted revised elevations for the HDRC to consider at the April meeting.

According to the zoning referral dated March 1, 2012, there are no zoning issues with this application provided that the applicant can meet the requirements of the Steep Slope standards as described in Section 5-1508(F) of the Revised 1993 Zoning Ordinance.

**Analysis**

This application is evaluated under the Historic District Guidelines: Goose Creek, ("Guidelines" or "Goose Creek Guidelines") Chapter 4 is the main chapter related to new construction in the District. Chapter 3, *Guidelines for Site Elements*; and Chapter 7, *Guidelines for Materials* are also referenced where applicable.

The original submission was for a two story brick farmhouse with exposed basement (evaluated in the staff report dated March 12, 2012). The applicant has submitted revised elevations to address the recommendations of the HDRC from the March meeting. The most significant change is the use of lapped Hardieplank siding in lieu of the previously proposed brick. This report provides an analysis of the changes submitted with the revised drawings.

**A. Massing & Form:**

As previously noted in the staff report dated March 12, 2012, the proposed structure is largely contained in one mass with a small one story wing to the left of the main block and a two-story wing to the right. Three dormers are proposed for the second story of the main block. The varied rooflines associated with these wings, in combination with the dormers and the large wrap-around front porch, help to reduce the visual appearance of the main block. The revised submission reflects Hardieplank siding for the entire structure in lieu of brick as previously proposed. The wings are defined by trim boards on the front and rear elevations which help the structure to appear as if it were added to over time, consistent with the Guidelines (Goose Creek Guidelines, Guidelines for New Construction, Massing, page 62, Guideline 2). **The structure is consistent with the Guidelines for mass and form.**

**B. Cornices, Overhangs and Parapets:**

The previous elevations indicated that the house would be faced with running bond brick and a feature dog's tooth cornice. The applicant's have since revised the proposal to include Hardieplank in lieu of brick and the cornices have been simplified to a simple boxed eave which is in keeping with many structures throughout the District. **The simplified cornice is consistent with the Guidelines.**

**C. Windows:**

The applicant's statement of justification indicates that all windows will be double hung, clad windows with permanent integral muntins. The ratio of solids to voids and the rhythm of openings on the front and right side elevations remain consistent with historic precedents. The rear elevation continues to reflect a non-traditional rhythm of openings, similar to many new construction projects, where the window size and placement are related to the asymmetrical interior floor plans. The majority of the double hung windows will be flanked by shutters which will appear operable. The shutters are generally proportionate to the size of the window openings although staff notes that where double windows are shown, shutters for these windows would not cover the entire opening.

The revised elevations reflect six-over-six windows on the first and second story of the front elevation (previously nine-over-nine windows were proposed on the first story). This muntin pattern is consistent with the Guidelines (Goose Creek Guidelines, Guidelines for New Construction, Doors Windows and Shutters, page 70, graphic). The rear elevation features four four-over-four windows which is not a commonly found window style in the District. The four-over-four windows are located in bathrooms and

closets where less exposure is desirable and are only located on the rear elevation, which will not be visible. **The revised windows and shutters meet the Guidelines.**

**D. Front Porch:**

The Design Guidelines encourage the incorporation of porches into new construction provided that the porch reflects the architecture of the surrounding area (Goose Creek Guidelines, Guidelines for New Construction, Front and Rear Porches, page 74, text). The applicant is proposing a full width porch, 12 feet in depth, which wraps around the right side elevation. The porch is supported by permacast 10 inch square columns with a flagstone floor. With the revised submission, the applicant has eliminated the substantial stone piers which were atypical of front porches seen throughout the Goose Creek District in favor of simpler posts. The railings of the proposed porch are also permacast and feature straight pickets. Although the Guidelines indicate that wood is the most appropriate material for the construction of details such as porches, the permacast product will visually approximate wood and is consistent with the Guidelines for new construction (Goose Creek Guidelines, Guidelines for New Construction, Materials, page 80, Guideline 6). **The revised porch design is consistent with the Guidelines.**

**E. Foundation:**

The applicant continues to propose a stone veneer foundation. The Guidelines support the use of stone as the most appropriate foundation material or cladding for new construction (Goose Creek Guidelines, Guidelines for New Construction, Foundation, page 76, Guideline 3). The Guidelines indicate that stone should follow historic precedents for bonding pattern (Goose Creek Guidelines, Guidelines for New Construction, Materials and Textures, page 80, Guideline 6). At the March meeting, the applicant's architect presented an alternative stone choice which is more in keeping with the random pattern seen throughout the District. **The revised stone veneer is consistent with the Guidelines.**

**F. Patio:**

The revised elevations show a small patio area on the rear elevation. The patio will be veneered in stone to match the foundation and chimney which is consistent with the Guidelines for outdoor areas (Goose Creek Guidelines, Guidelines for Site Elements, Outdoor Living Spaces, page 48, Guideline 3). In addition, the patio will appear as an integrated part of the house and is preferable to a more suburban styled deck. **As the patio is located on the rear elevation and the entire structure will not be visible from any public way, the patio is consistent with the Guidelines.**

**G. Materials and Details:**

Many sections of the Guidelines addressed above make reference to compatible material selection as a means of incorporating new construction into the Goose Creek District. The applicant proposes a combination of traditional and composite materials for this project:

- a. Siding – the applicant proposes Hardieplank siding with a 6 inch reveal. The Guidelines state a preference for wood but allow for the introduction of composite products on new construction.
- b. Trim – the applicant proposes PVC trim to accompany the Hardieplank siding. As with siding, the Guidelines indicate that wood trim was most common but allow for the introduction of alternative materials on new construction projects. The PVC trim will emulate wood from a distance and the proposed structure is not visible from the public right-of-way.

**The revised materials are consistent with the Guidelines.**

## **Findings**

The following findings are based on the analysis provided in the staff report dated March 12, 2012 in addition to the analysis above:

1. The proposed structure is located on a secluded lot at the end of a private drive and will not be visible from the public right-of-way. The proposed structure is consistent with the Guidelines for landforms and features and building placement/siting.
2. The massing of the proposed structure is largely contained in one mass with a two-story wing to the right of the main block and a smaller one-story sunroom wing to the left. The roof dormers and wrap around front porch help to relate the structure to a more human scale.
3. The height, width and scale; roof form and materials; cornices; doors; and front porch are generally in keeping with the Goose Creek Guidelines for New Construction.
4. The proposed windows are consistent with the Guidelines for muntins and materials. The proposed four-over-four pattern is not a traditional window style found in the District but is appropriate in this case for the rear elevation.
5. The applicant proposes a stone veneer foundation and chimney which is consistent with the Guidelines.
6. The proposed Hardieplank siding and PVC trim are consistent with the Guidelines for materials.

## **Recommendation**

Staff recommends approval of the application.

## **Suggested Motions**

1. *I move that the Historic District Review Committee approve Certificate of Appropriateness 2012-0004 for new residential construction on the lot identified as PIN # 455-30-2467 in accordance with the Loudoun County Historic District Guidelines for the Goose Creek Historic and Cultural Conservation District based on the findings included on page 4 of the staff report dated April 9, 2012 as submitted.*

2. *I move that the Historic District Review Committee approve Certificate of Appropriateness 2012-0004 for new residential construction on the lot identified as PIN # 455-30-2467 in accordance with the Loudoun County Historic District Guidelines for the Goose Creek Historic and Cultural Conservation District based on the findings included on page 4 of the staff report dated April 9, 2012 with the following conditions:*